HOUSE+CO PROPERTY

Sales 0117 907 0020 Lettings **0117 902 6409**

В



Asking price £270,00

Flat 6 Fountain Park Court, 314 Church Road



Description

Situated in the vibrant area of St. George, this stunning top floor flat at Fountain Park Court offers a perfect blend of modern living and convenience. Built in 2021, this purpose-built flat is designed to meet the needs of contemporary lifestyles, making it an ideal choice for first-time buyers.

As you enter, you are greeted by a welcoming hallway that leads to a spacious open-plan kitchen and living area, the stylish kitchen is well-equipped and perfect for entertaining.

This flat boasts two generously sized double bedrooms, both featuring built-in wardrobes. A utility room adds to the practicality of the home, while the modern bathroom is tastefully designed,.

Additional features include double glazing as well as gas central heating. Residents

- 2 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / LIVING AREA
- MODERN BATHROOM
- BUILT IN 2021
- DOUBLE GLAZING
- NEXT TO ST. GEORGE PARK
- BIKE STORAGE
- UTILITY ROOM
- GOOD TRANSPORT LINKS



St. George, Bristol, BS5 8AJ





Map data @2025

Floor Plan

Bedroom 2 3.38 x 3.06 m Bedroom 1 11'1" x 10'0" 2.78 x 3.71 m 9'1" x 12'2" nate total an 60.1 m² 647 ft2 d he 1.9 m² 20 ft² Kitchen / Living Area 3.63 x 7.62 m 11'10" x 24'11" \wedge aundry Room 2.11 x 1.16 m **Bathroom** 6'11" x 3'9" (1) Excluding balcor 1.62 x 1.97 m 5'3" x 6'5" Below 1.5 m/5 ft 000 nce the RICS IPMS GIRAFFE 360

Area Map

Netham Park Coogle Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

В

Current Potential

87

87

D (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC Environmental Impact (CO₂) Rating Potential Very environmentally friendly - lower CO2 em (92 plus) 🛕 (81-91) (69-80) (55-68) (39-54) nmentally friendly - higher CO2 en Not envi EU Directive **England & Wales** 2002/91/EC



